

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL8772**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **O-Connor-Bragg House**
6. Current building name: **Everly House**
7. Building address: **415 Emery Street**
8. Owner name: **A. Gilbert Everly**
Owner address: **415 Emery Street**
Longmont CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**

SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 3

10. UTM reference

Zone **13**

Easting: **419546**

Northing **4445996**

11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **North $\frac{1}{2}$ of 24** Block: **50**
Addition: **Longmont Original Town** Year of Addition **1872**

13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

____ Determined Eligible - National Register

____ Determined Not Eligible - National Register

____ Determined Eligible - State Register

____ Determined Not Eligible - State Register

____ Needs Data

____ Contributes to eligible National Register District

____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):

Rectangular Plan

15. Dimensions in feet: **1740 square feet**

16. Number of stories: **1.5**

17. Primary external wall material

Wood / Horizontal Siding

Wood / Vertical Siding

Wood / Shingle

18. Roof configuration (enter one):

Gabled Roof / Cross Gabled Roof

19. Primary external roof material (enter one):

Asphalt Roof / Composition Roof

20. Special features (enter all that apply):

Chimney

Porch

Roof Treatment / Flared Eave

Roof Treatment / Dormer

22. Architectural style /
building type:

Late Nineteenth and Early Twentieth Century Revivals / Classic Cottage

21. General Architectural Description

This single-family dwelling is on the west side of Emery Street, between 411 Emery Street on the south and 419 Emery Street on the north. A planted grass yard with mature landscaping surrounds the house. Behind the northwest corner of the house is a garage with an attached carport. The residence is set back approximately forty feet from the street and there is a wide grass trip separating the front sidewalk from the curb. Oriented to the east, the house rests on a coursed sandstone foundation with two-light hopper basement windows. Beige painted horizontal wood siding and white one-by-four-inch corner boards clad the exterior walls. Square-cut wooden shingles cover the single dormer on the front (east) elevation and vertical beadboard siding protects an apparent addition on the north side of the rear (west) elevation. Light gray asphalt shingles cover a hipped roof with flared eaves and boxed rafter ends. A hipped roof emerges over the dormer as well. A shed roof cover an addition and open porch on the rear of the dwelling. A small, red brick chimney protrudes from the center of the house. A larger chimney of sandstone and red brick clings to the south elevation of the house. J Windows are one-over-one, double-hung sash with white-painted wooden frames and surrounds. Wood-framed storm windows protect them. The wood frame of the screen door and the frames of the screens around the dormer's pair of casement windows are painted red. A screen-in porch with round supports extends along the full width of the symmetrical front façade. It is approached at the center by concrete steps flanked by planters veneered in the same sandstone as the chimney. A porch with wrought-iron supports and railings extend off the rear (west) elevation.

A garage with attached carport is located northwest of the structure. Accessed via a driveway from the alley behind the lot, the garage is a rectangular building measuring eighteen feet north-south and twenty-one feet east-west. The garage is one story tall, has a concrete foundation and pale yellow painted horizontal wooden weatherboard and white one-by-four-inch corner boards clad the walls. Gray asphalt shingles cover the front-gable roof and the shed roof of the carport, which is attached to the south side. The eaves are boxed. A fiberglass, rollaway garage door dominates a shallow addition to the west elevation. A wood paneled door opens on the south side beneath the roof of the carport.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This dwelling is located on the west side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences and a few small apartment buildings.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1904**

Source of information:
"Water Ledger, City of Longmont, 1899-1904."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Michael O'Connor

Source of information:
Warranty Deed 90016938; "Water Ledger, City of Longmont 1899-1904."

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Water records indicate that this house was built in 1903. An addition was made to west side of the north elevation, mostly likely created from an enclosed porch. The garage was built between 1916 and 1930.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Michael O'Connor, who arrived in Longmont in 1876 from Boulder, built both 411 Emery Street in 1903 and 415 Emery Street a year later. City directories indicate that he resided at 415 while renting out 411. After O'Connor's death in 1913, the properties passed to his son, George, who sold them separately between 1915 and 1917.

The house at 415 became the property of George T. Bragg, who lived in the house until he sold it to his brother, Peter H., in 1924. George Bragg was born at Red Wing, Minnesota, on April 21, 1885, the son of Anthony and Belle Bragg. The family came west to Colorado Springs in 1897, operating a meat market there until 1911. The Braggs then moved to Longmont where they opened a meat market on Main Street. Known initially as "Bragg and Sons" and later as "Bragg's Meat Market," the family business was operated over the years by Anthony Bragg and his three sons, Peter, Tony and George. In all, Bragg's Meat Market was in business in downtown Longmont from 1911 until 1946. Following the meat market's closure, George Bragg worked as a real estate agent until his death in November 1952. George later resided at 530 Kimbark Street. Peter lived at 411 Emery Street for more than two decades until 1946. At that time, the property passed to Peter's nephew (George T.'s son) George Scott Bragg, who sold the property that same year. Cecil E. and Alice L. Gyger purchased the property and lived there two years until they sold it to Arch Gilbert and Geraldine E. Everly in 1948.

Gil Everly is perhaps best known as a beloved teacher and football coach at Longmont High School. J Everly's coaching career at LHS spanned two decades, from 1950 to 1970. During that time he achieved 136 wins, 67 losses and 7 ties. His teams rocketed to the state championships in 1954 and 1955, when the LHS Trojans racked up a perfect 12-and-0 record. Everly was born in Longmont to Arch B. and Elizabeth A. Everly. (The elder Everlys brought the house at 430 Emery Street a year after Gil and Geraldine purchased their home.) Gil and Geraldine met at Bethany College in Kansas, where Gil played blocking back and linebacker. They were married on December 30, 1934 in Astoria, Illinois where Gil coached basketball. The Everlys later moved to Estes Park where Gil coached football for eleven years before moving to Longmont. When Geraldine passed away, Gil continued to maintain his home at 415 Emery Street.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Everly, A. Gilbert. Interview with Carl McWilliams and Adam Thomas, 31 May 2001.

Flanders, Lea "As Coach's Wife, What Has Your Life Been Like, Geraldine Everly?" *Longmont Times-Call*, 5-6 November 1966.

"George Bragg Dies Saturday While Hunting." *Longmont Times-Call*, 17 November 1952, p. 1.

Murphy, Pat. "Gil Everly Retires from Coaching Job." *Longmont Times-Call*, 10 December 1990, p.14.

Newby, Betty Ann. *The Longmont Album: History and Floklore of the St. Vrain Valley*. Virginia Beach, VA.: The donning Company/Publishers, 1995.

"O'Conner." (obituary for Michael O'Connor) *Longmont Ledger*, 18 July 1913.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

Warranty Deeds 90108791, 90119758, 90199358, 90439012, 90439473, 90464468. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

"Water Ledger, City of Longmont, 1899-1904." On file at the Longmont Archives, Longmont Public Library.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

xx 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **1904-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with residential development in Longmont, beginning in the late 1800's and extending through the first half of the twentieth century. In addition, the property is significant for its association with the O'Connor, Bragg and Everly families, all of whom made important contributions to Longmont during the late nineteenth and early twentieth centuries. The house is also architecturally significant because it is an intact home, dating from the late Victorian era. The property's combined levels of historical significant and physical integrity may well be to the extent that it would qualify for individual listing in the National Register of Historic Places. The property certainly may be regarded as individually eligible to be designated as a City of Longmont landmark. The property would also be a contributing resource within either a National Register or local landmark historic district.

43. Assessment of historic physical integrity related to significance:

This residence displays a high degree of physical integrity relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. There have been minimal additions and exterior alterations to the building.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-9**

Frame(s): **5-8 (house); 9,14 (garage)**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **June 22, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**